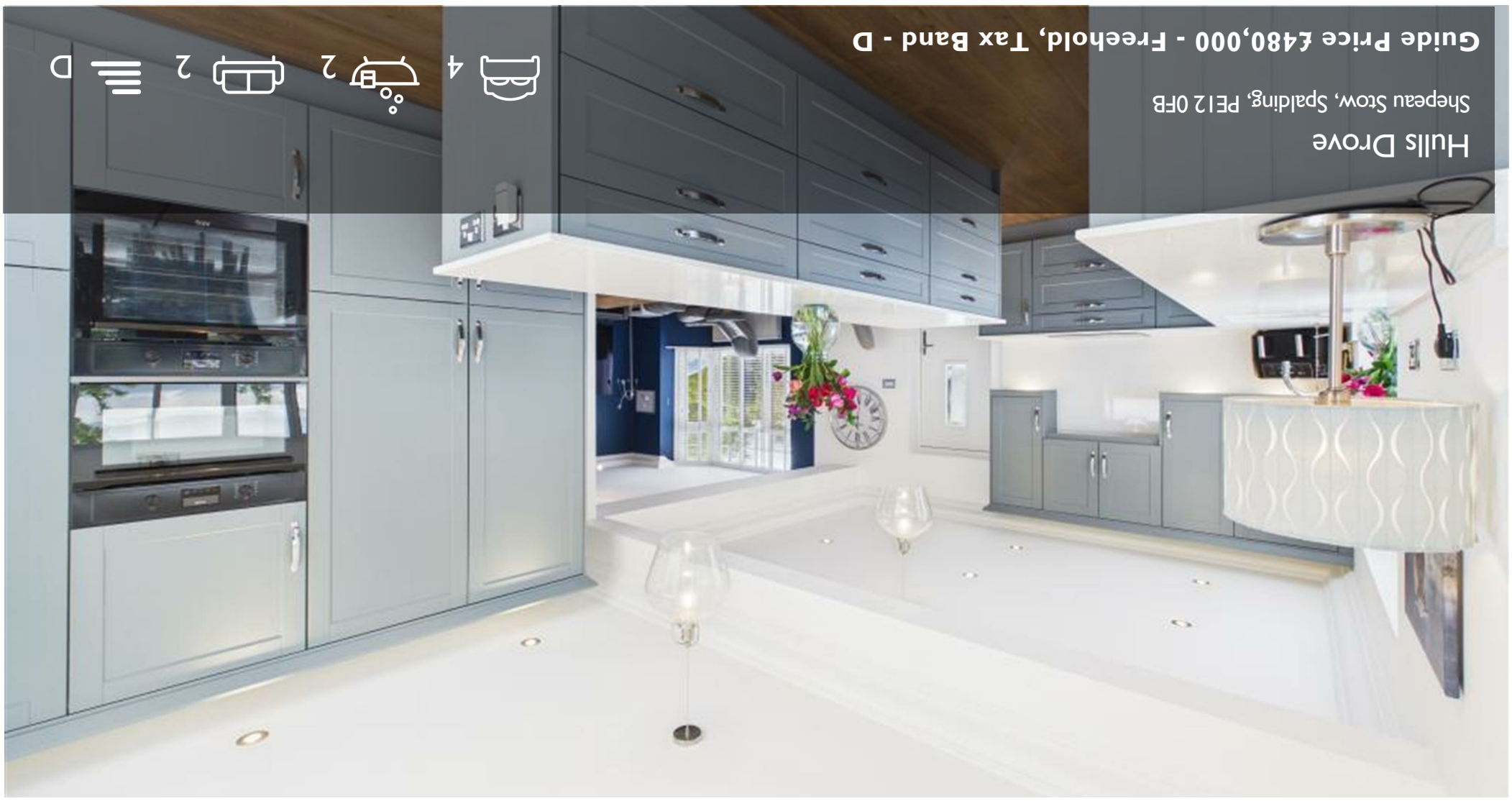


Hulls Drove

Shepeau Stow, Spalding, PE12 0FB

Guide Price £480,000 - Freehold, Tax Band - D

4 2 2 D

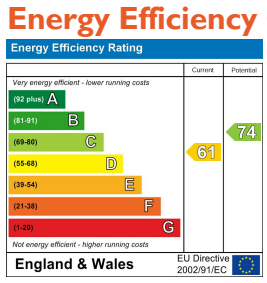
Floor Plan

Area Map

Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Hulls Drove

Shepeau Stow, Spalding, PE12 0FB

Guide Price £480,000 - £500,000
City and County are delighted to present this exceptional four-bedroom detached home set on approximately 0.35 acres in the sought-after semi-rural village of Whaplode Drove, Spalding BEING SOLD WITH NO FORWARD CHAIN. Beautifully improved throughout including recently refitted triple glazing throughout, the property features a stunning refitted 22ft luxury kitchen/diner with quartz worktops and central island, a cosy snug with log burner, four double bedrooms, Jack and Jill en-suite, and a separate refitted luxury shower room. Outside offers extensive parking, detached double garage with electric roller door, EV charging point, wrap-around gardens, and stunning countryside views. Ideally located for local schooling and transport links to Spalding and Peterborough.

Upon entering, you are welcomed by an inviting entrance hall leading to a cosy snug complete with a charming log-burning stove. At the heart of the home is the stunning recently refitted 22ft luxury kitchen/diner, finished to an exceptional standard with an extensive range of stylish units, premium quartz work surfaces, and a striking central island ideal for entertaining and family living. This impressive space flows effortlessly into the former conservatory, now upgraded with a solid roof to create a bright and versatile dining area filled with natural light. Contemporary luxury wood laminate flooring further enhances the ground floor accommodation. Additional ground floor benefits include a separate utility room and a convenient two-piece cloakroom. To the first floor are four generously sized double bedrooms, with the principal bedroom enjoying access to a Jack and Jill en-suite bathroom. Upstairs there is also a separate refitted luxury shower room, finished to a high standard.
Externally, the property continues to impress with a five-bar gated entrance opening onto an extensive gravel driveway, providing ample off-road parking alongside a detached double garage featuring a recently replaced electric roller door. The property also benefits from an EV charging point and access to a favourable evening electricity tariff. The wrap-around gardens are beautifully maintained with lawn and patio areas, perfect for outdoor entertaining while enjoying far-reaching views across the Lincolnshire countryside.
Ideally positioned close to Shepeau Stow Primary School and offering excellent transport links to Peterborough and Spalding, this impressive home combines spacious family living with peaceful rural surroundings.

Entrance Hall
3.70 x 1.84 (12'1" x 6'0")

Snug
4.05 x 3.15 (13'3" x 10'4")

WC
1.01 x 1.50 (3'3" x 4'11")

Utility Room
2.65 x 2.57 (8'8" x 8'5")

Living Area
3.77 x 4.85 (12'4" x 15'10")

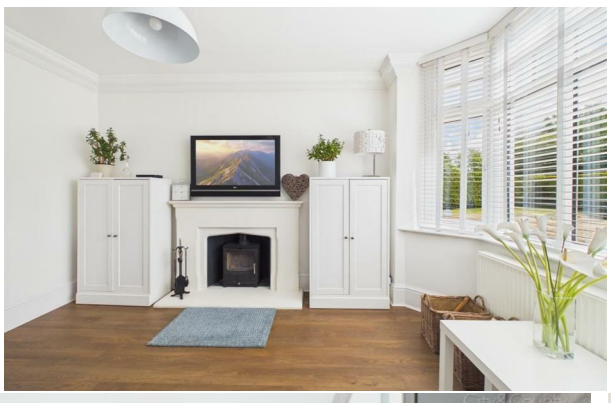
Kitchen
3.69 x 5.77 (12'1" x 18'11")

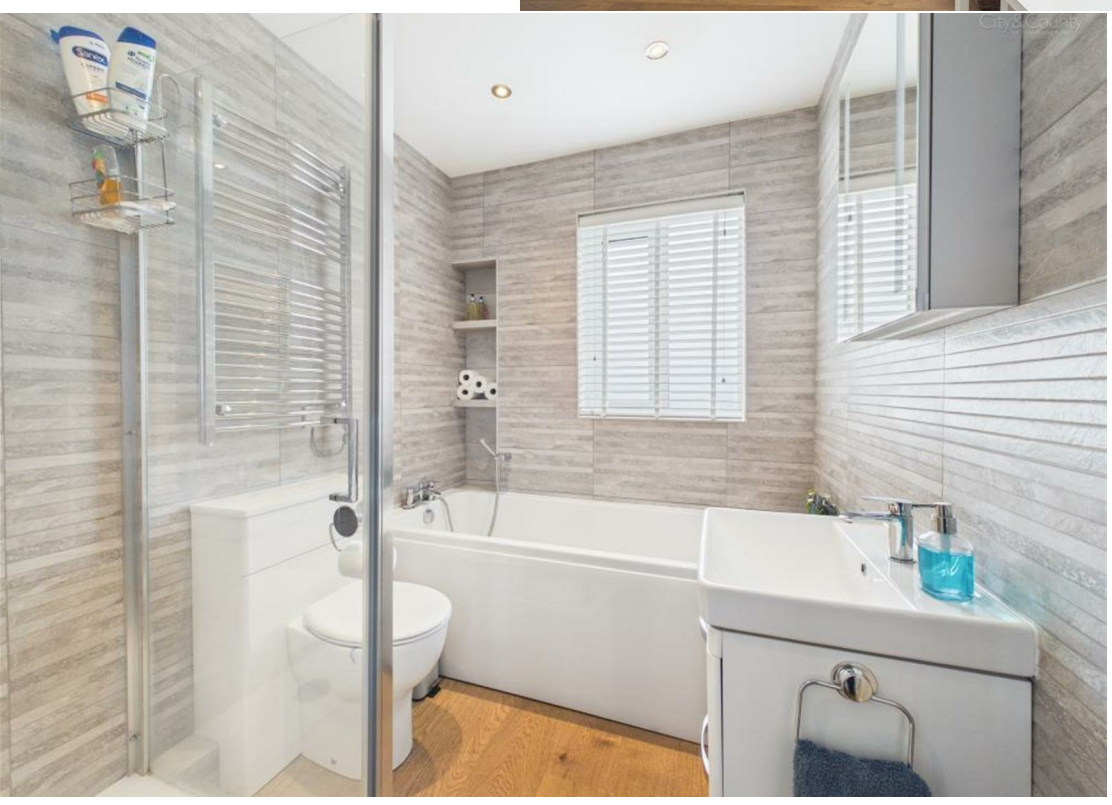
Dining Area
3.08 x 3.23 (10'1" x 10'7")

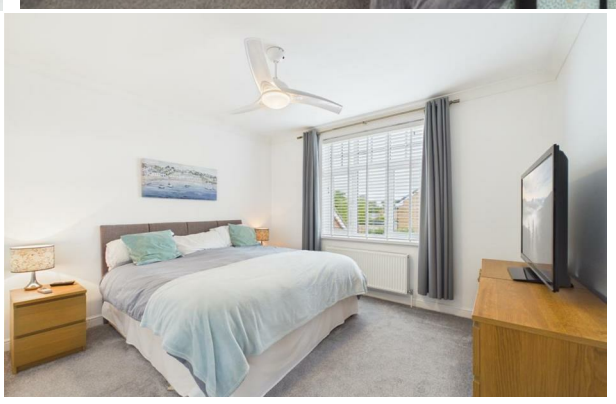
Landing
5.82 x 0.88 (19'1" x 2'10")

Master Bedroom
3.71 x 3.29 (12'2" x 10'9")

Jack And Jill Bathroom
1.99 x 2.50 (6'6" x 8'2")







Shower Room
1.56 x 1.58 (5'1" x 5'2")

Bedroom Two
3.77 x 3.39 (12'4" x 11'1")

Bedroom Three
3.50 x 3.17 (11'5" x 10'4")

Bedroom Four
3.66 x 2.70 (12'0" x 8'10")

EPC - D
61/74

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Yes
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Ev Charging Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil, Wood Burner
Internet connection: Fixed Wireless
Internet Speed: up to 80Mbps
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.